

Date: March 1, 2021

To: James Han, Planning, Building, and Code Enforcement, City of San José

From: Alexa Arena, Director of Real Estate Development, Google LLC

Re: Submission of additional/revised materials for file nos. GP19-009, PDC19-039, PD19-029, HL20-004, HL20-005, HP20-002, & PT20-027

We are pleased to submit additional and revised application materials for the Downtown West Mixed-Use Plan (“the Plan”) to the City of San José. In response to public feedback and the City comment letter issued between December 18-21, 2020, we have amended the documents described further below.

The Plan revisions build on and refine the Downtown West framework plan, which envisions an inclusive new part of downtown--a place for neighbors, for nature, and for social connection. Downtown West represents a commitment to place-making, housing (including affordable housing), economic development, environmental sustainability, and financially viable private development, as described in the 2018 Memorandum of Understanding between Google and the City of San José.

Downtown West will be the first step in realizing the DSAP’s vision of transforming a low-density part of Downtown into a vibrant community. As described in our updated application in 2020, Downtown West:

- Optimizes housing development, increasing it over six times above over what is currently permitted within the Project Area, while proposing a relatively modest increases in office development;
- Sets aside half of the site area for residential and public serving uses, such as cultural spaces and open spaces, creating a true mix of uses;
- Dramatically increases the City’s tax base, creating new business opportunities, thousands of jobs, and catalyzing Downtown development;
- Provides an unprecedented set of public benefits for San José without relying on or asking for public subsidies

This submission includes the following components; see Appendix B of the Implementation Guide for full list of Project Approvals:

1. Amendments to the Envision San José 2040 General Plan
2. Amendments to the 2014 Diridon Station Area Plan (DSAP)

3. Planned Development Zoning District (PD Zoning District) and General Development Plan (GDP)
4. Planned Development Permit (PD Permit)
 - a. Downtown West Design Standards and Guidelines (DWDSG)
 - b. Downtown West Improvement Standards (DWIS)
 - c. (Conceptual) Infrastructure Plan Sheets
 - d. Downtown West Conformance Review Implementation Guide (Implementation Guide)
5. Infrastructure Plan
6. Amended Historic Preservation Permit
7. Vesting Tentative Map (VTM), including additional technical information
8. Encroachment Diagram and Plan Set

The City of San José is the lead agency under the California Environmental Quality Act (CEQA) for preparation of the Project's EIR. The Project EIR will provide the City, other public agencies, and the general public with relevant information to consider the environmental impacts of the Project, if any, including the effects of the Project approvals described above. Certification of the EIR, adopted findings, a statement of overriding considerations, and a Mitigation Monitoring and Reporting Program is required as part of the Project Approvals.

As stated in the MOU, Google seeks to enter into a Development Agreement with the City to memorialize community benefits and secure vested development rights aligned with the Plan. A Community Benefits Plan will be included in the Development Agreement, and consideration will be given to the major categories of community benefits identified in the MOU. The Development Agreement will be published later this month, including opportunities for the community to provide input on the public benefits and the Plan.